



TOWN OF COMOX
Minutes of the Regular Council Meeting,
held in Council Chambers on Wednesday March 19, 2025

Present: Mayor N. Minions
Councillors S. Blacklock, K. Grant, C. Haslett,
J. Kerr, J. Meilleur (electronic), M. Swift

Absent: Nil

Staff Present: J. Wall, Chief Administrative Officer
S. Russwurm, Corporate Officer
E. Henley, Director of Finance
R. Houle, Director of Development Services

Call to Order:

The meeting was called to order at 5:00 p.m. with 6 members of the public in attendance.

Mayor Minions acknowledged that the Town of Comox is standing on the unceded traditional territory of the K'omoks First Nation, the traditional keepers of this land.

1. INTRODUCTION AND APPROVAL OF LATE ITEMS: NIL

2. ADOPTION OF AGENDA:

a. Adoption of Agenda

Adoption of Agenda

THAT the March 19, 2025, Regular Council Meeting agenda be Adopted.

(2025.104) -- CARRIED

3. DELEGATIONS:

a. Scott Mercer, Inspector (Comox Valley RCMP): 2025 Policing Priorities

Policing Priorities

Inspector Scott Mercer from the Comox Valley RCMP provided an update on a recent Town Hall meeting in Comox that sought public input on policing priorities for 2025-26. Key updates included the introduction of body-worn cameras, expanded use of Tasers, the potential launch of an Integrated Mental Health Response Unit (pending funding), and efforts to enhance diversity in police operations, with Council invited to provide further input on local policing concerns.

4. ADOPTION OF MINUTES:

a. Regular Council Meeting Minutes - March 5, 2025

Adoption of Minutes

THAT the Minutes of the Regular Council Meeting, held in Council Chambers on March 5, 2025, be Adopted.

(2025.105) -- CARRIED

b. Special Council Meeting Minutes - March 12, 2025

Adoption of Minutes

THAT the Minutes of the Special Council Meeting, held in Council Chambers on March 12, 2025, be Adopted.

(2025.106) -- CARRIED

5. COUNCIL COMMITTEE MINUTES AND REPORTS:

a. Strategic Planning Committee Meeting Minutes

**Strategic Planning
Committee Meeting Minutes**

THAT the Minutes of the Strategic Planning Committee Meeting, held in Council Chambers on Wednesday, March 12, 2025, be Received.

(2025.107) -- CARRIED

6. CONSENT AGENDA:

AT 5:31 P.M., COUNCILLOR MEILLEUR LEFT THE MEETING.

a. Consent Agenda

Consent Agenda

1. *THAT the Consent Agenda items as follows be received for information:*

- 1. *Cathy Peters, BC anti human trafficking educator, speaker, advocate (Be Amazing Campaign): Letter Request - Ask Premier Eby to Repeal the Decriminalization of Hard Drugs*
- 2. *Ross Siemens, Mayor (City of Abbotsford): Requesting Support for UBCM Resolution for Infrastructure Support for Specified Municipalities – Housing Supply Act*
- 3. *Gail Ogradnik: Community Project Proposal*
- 4. *Marie Jacobs: Urban Forest Management Strategy and Guidelines for Developments*
- 5. *Bev Agur, Coordinator (Comox Valley Broombusters): Information about Scotch Broom & Bylaw Request.*

(2025.108) -- CARRIED

2. *THAT Item 4. (Marie Jacobs: Urban Forest Management Strategy and Guidelines for Developments) be removed from the consent agenda for discussion.*

(2025.109) -- CARRIED

3. *THAT an additional analysis be included in the Urban Forest Strategy to exclude CFB Comox from the canopy coverage calculations.*

(2025.110) -- CARRIED

4. *THAT Item 2. (Ross Siemens, Mayor (City of Abbotsford): Requesting Support for UBCM Resolution for Infrastructure Support for Specified Municipalities – Housing Supply Act) be removed from the consent agenda for discussion.*

(2025.111) -- CARRIED

7. UNFINISHED BUSINESS:

a. Allan Gornall (Comox Valley Marina Ltd): Comox Economic Development Plan

Comox Valley Marina

- 1. *THAT the request from the Comox Valley Marina Ltd. delegation on March 12, 2025, be referred to the Official Community Plan stakeholder and public engagement process for consideration.*

(2025.112) -- CARRIED

- 2. *THAT Administration develop a communication plan to inform the community about the required density changes to Bill 44 as they pertain to the Official Community Plan process.*

(2025.113) -- CARRIED

b. Donna Turner (Comox Valley Pickleball Association): Request for the Town to Acquire Land on Pritchard Road

Comox Valley Pickleball Association

THAT Administration engage with the Province of BC and the Pickleball Association to explore the feasibility of acquiring land at 900, 910, and 920 Pritchard Road for the construction of a dedicated pickleball facility and other recreational opportunities.

(2025.114) -- CARRIED

c. Matthew Shields (Diamond Head Consulting): Urban Forest Management Strategy

Urban Forest Management Strategy

AT 5:50 P.M., COUNCILLOR SWIFT LEFT THE MEETING, DECLARING A CONFLICT OF INTEREST WITH ITEM 7(d) AS SHE MANAGES A SHORT-TERM RENTAL IN HER RESIDENCE.

AT 5:53 P.M., COUNCILLOR SWIFT RETURNED TO COUNCIL CHAMBERS.

d. Short-term Rental Bylaw Amendments

Short-term Rental Bylaw Amendments

- 1. *THAT Zoning Amendment Bylaw 1850.53 be given First and Second Readings and proceed to a Public Hearing; AND*

THAT the holding of the Public Hearing be scheduled for April 16, 2025; AND FURTHER,

THAT Administration give notice of the Public Hearing in accordance with the requirements of the Local Government Act.

(2025.115) -- CARRIED

- 2. *THAT Business Regulation Amendment Bylaw No. 1882.06 be given First, Second and Third Readings.*

(2025.116) -- CARRIED

- 3. *THAT Fees and Charges Amendment Bylaw No. 2016.07 be given First, Second and Third Readings.*

(2025.117) -- CARRIED

8. SPECIAL REPORTS: NIL

9. BYLAW ADOPTIONS: NIL

10. NEW BUSINESS:

a. Lease Renewal – 1729B Comox Avenue

1729B Comox Avenue

THAT the proposed lease agreement with Dr. Thomas C. Woods Inc. for the facility located at 1729B Comox Avenue, during the term January 1, 2025 to December 31, 2029, as attached to the March 19, 2025 report from the Director of Corporate Service titled "Lease Renewal – 1729B Comox Ave", be approved; AND FURTHER,

THAT the Mayor and the Corporate Officer be authorized to execute the agreement.

(2025.118) -- CARRIED

b. MFA Borrowing - Near Net Zero Emissions Reductions at Comox Facilities

Comox Loan MFA Borrowing - Near Net Zero project

THAT the Comox Loan Authorization Bylaw No. 2044 – Achieving Near Net Zero Emissions Reduction at Six Municipal Facilities be given First, Second and Third Readings; AND FURTHER,

THAT Council proceed to adoption of Comox Loan Authorization Bylaw No. 2044 – Achieving Near Net Zero Emissions Reduction at Six Municipal Facilities through the Approval-Free Liability Zone granted by the Municipal Liabilities Regulation Section 7.

(2025.119) -- CARRIED

c. Respectful Workplace Policy

Respectful Workplace Policy

1. THAT Policy CCL-080, Respectful Workplace Policy, be Adopted.

(2025.120) -- CARRIED

2. THAT Policy ALL-007, Town of Comox Respectful Workplace Policy, be Rescinded.

(2025.121) -- CARRIED

3. THAT Policy ALL-008, Town of Comox Complaint Resolution Policy, be Rescinded.

(2025.122) -- CARRIED

11. NOTICES OF MOTION: NIL

12. CORRESPONDENCE:

a. Bob Wells, Mayor (City of Courtenay): Request for Financial Contribution to Public Substance Use Education and Awareness Event

Correspondence

THAT the March 5, 2025, correspondence from Mayor Bob Wells requesting a financial contribution to the City of Courtenay's public substance use education and awareness event be received.

(2025.123) -- CARRIED

13. LATE ITEMS: NIL

14. REPORTS FROM MEMBERS OF COUNCIL:

a. Councillor Blacklock

Councillor Blacklock advised that he attended the Local Government Leadership Academy (LGLA) Leadership Forum, participating in many sessions over two days, and found the session with Carol James particularly beneficial for its focus on budgeting and navigating today's political environment through a panel discussion.

b. Councillor Swift

Councillor Swift advised that she had nothing to report.

c. Councillor Haslett

Councillor Haslett advised that he attended the d'Esterre Seniors Centre Board and AGM meeting and thanked the outgoing members, recognizing their efforts and the substantial amount of work they contributed.

d. Councillor Kerr

Councillor Kerr advised that he had nothing to report.

e. Councillor Grant

Councillor Grant advised that he attended the Local Government Leadership Academy (LGLA) Leadership Forum, where a panel shared advice on meeting with the Province, including bringing a solid plan with a solution and understanding that UBCM resolutions are often not actioned due to their volume.

f. Mayor Minions

Mayor Minions advised that she attended the following:

- A leadership meeting at 19 Wing, noting the need for housing due to the planned increase in personnel and substantial growth in infrastructure planning over the next few years.
- A tour of Berwick Retirement Home expressing her thanks to the group for the tour.
- A CVRD meeting regarding the housing authority, where it was noted that a service review may not occur.
- An economic outlook breakfast with the Chamber of Commerce, where it was discussed that a strong tourist year is expected, with a potential increase in local tourism.

17. RESOLUTION TO GO IN-CAMERA: NIL

18. RISE AND REPORT FROM IN-CAMERA: NIL

Adjournment:

Regularly moved and seconded that the meeting adjourn at 6:08 p.m.

CARRIED

Certified correct pursuant to Section 97(1)(b) of the Community Charter.



MAYOR



CORPORATE OFFICER